



**Board of Zoning Appeals**  
601 Lakeside Avenue, Room 516  
Cleveland, Ohio 44114-1071  
[Http://planning.city.cleveland.oh.us/bza/cpc.html](http://planning.city.cleveland.oh.us/bza/cpc.html)  
216.664.2580

**July 30, 2018**

**9:30**

**Calendar No. 18-145:** **2215 Rockwell Ave./Appeal of the issuance of Permit Number B18016005** **Ward 7**  
**Basheer S. Jones**

GXIX owner, appeals under the authority of Section 76-6 of the Charter of the City of Cleveland and Section 329.02(d) of the Cleveland Codified Ordinances from the issuance of a Commercial Building Permit, Permit No. B18016005 by the Cleveland Department of Building and Housing authorizing the construction of a 150 foot fence across a Rockwell Avenue Parking Lot abutting appellant's property at 2222 St. Clair Ave. (Filed June 19, 2018).

**9:30**

**Calendar No. 15-148:** **1849 W. 58 St.** **Ward 15**  
**Matt Zone**  
**14 Notices**

Aaron Jacobsen, owner, proposes to change use of existing 38' x 58' one story frame masonry garage into a single family residence on the rear half of the lot of an existing single family premises in a B1 Two-Family Residential District. The owner appeals for relief from the following sections of the Cleveland Codified Ordinances:

1. Section 349.04 which states that two off-street parking spaces shall be required and none are proposed.
2. Section 349.07(a) which states that off-street parking spaces shall be properly paved and drained within the lot.
3. Section 349.07(a) which states that the driveway used to provide accessibility to accessory off-street parking spaces shall be arranged to minimize traffic congestion.
4. Section 355.04(a) which states that the minimum required lot width is 50 feet and 40' are proposed. This section also states that the maximum gross floor area allowed is 3,382 square feet and 4,515 square feet are proposed.
5. Section 357.04(a) which states that the required front yard setback is 25' and 23' are proposed.
6. Section 357.08(b)(1) which states that the required rear yard is 16' and 5' are proposed.
7. Section 357.09(b)(2)(B) which states that the required interior side yard width shall not be less than 4' and 1'-8" are proposed. This section also states that the total width of the side yards on the same premises shall not be less than 10 feet and 1'-8" are proposed.
8. Section 357.15(a) which states that the distance between the main building and a rear building shall not be less than 40 feet and 23 feet are proposed. (filed June 28, 2018)

**9:30**

**Calendar No. 18-155:**

**16219 Saranac Road**

**Ward 8**

**Michael D. Polensek**

**16 Notices**

Intermodal Facilities, owner, proposes to establish use as an intermodal chassis storage and maintenance facility in a B3 Semi-Industry District. The owner appeals for relief from the strict application of Section 345.04(c)(33) which states that any material stored in unenclosed premises to a height greater than four (4) feet above grade level shall be surrounded by a substantial seven (7) foot high wall or fence. (Filed June 29, 2018)

**9:30**

**Calendar No. 18-157:**

**3050 Nursery Ave.**

**Ward 5**

**Phyllis E. Cleveland**

**12 Notices**

Elizabeth Hollaman, owner, proposes to establish use as a Type 'A' Day Care in a Two-Family Residential District. The owner appeals for relief from the strict application of Section 334.03 of the Cleveland Codified Ordinances which states that in a Two-Family District Child Care use requires approval from the Board of Zoning Approval and is required to be 30' from any adjoining premises in residence district not use for a similar purpose. (Filed July 5, 2018)

**9:30**

**Calendar No. 18-159:**

**4247 Lorain Ave.**

**Ward 3**

**Kerry McCormack**

**18 Notices**

B.R. Knez proposes to construct a new mixed use building with 6 residential units, a commercial space and a 4 car parking garage on a City of Cleveland Land Bank lot in a D3 Local Retail Business District and a Pedestrian Retail Overlay District (PRO). The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Sections 349.04(a)&(f) which states that 7 off-street parking spaces are required and 4 parking spaces are proposed.
2. Section 355.04 which states that the maximum gross floor area of building in a 'D' area district shall not exceed the total lot area; or in this case 3,217 square feet are permitted and 5,521 square feet are proposed.
3. Section 349.15 which states that one bicycle parking space is required and none are proposed. (Filed July 11, 2018)